[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/2876

LOCATION:
8 Sherwood Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Hopkinson

PROPOSAL:
Proposed first floor side extension to dwelling and two storey rear extension.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2001

CASE OFFICER: **Helen Pollock**

ANCE.
ЭЕРТІОN STAFF FOR
IRED PLEASE ASK A

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Hopkinson
8, Sherwood Road
Winnersh
Wokingham
Berkshire
RG415NJ

Application Number: F/2000/2876

Parish: **WINNERSH**

Location: **8, Sherwood Road, Winnersh, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling and two storey rear extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed two storey extension on the west side elevation of the existing house in line with the main front wall of the house and close to the side boundary of the site will produce a relatively cramped appearance in the street scene and potential terracing effect and would be detrimental to the visual amenity of the area. Therefore the proposal would be contrary to policy LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Environmental Services

For office use only.
Application number:
22.NOV.2000 2876

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS HOPKINSON 8 SHERWOOD ROAD WINNERSH RG41 5NJ
2	Agent's Name Address and postcode Phone number	/
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR & PART TWO STOREY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL TO MATCH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 7
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of

Date 15-11-00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2876

Applicant : Mr & Mrs Hopkinson .

Location : 8, Sherwood Road, Winnersh, Wokingham.
Proposal : Proposed first floor side extension to dwelling and two storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12/00 .

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12/00.....

Date Registered : 22/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 17/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : C/A

Winnersh P.C. : Objected → over-development of the site

Neighbours : 6 Sherwood Rd

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon the street scene.
3) Impact upon highway Safety

Application Number F/2000/2876
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed two storey extension on the west side elevation of the existing house in line with the main front wall of the house and close to the side boundary of the site will produce a relatively cramped appearance in the street scene + potential terracing effect + would be detrimental to the visual amenity of the area. Therefore the proposal would be contrary to policies LBE2 of the Loddon Area Local Plan + policies WOS3 + WBE1 of the Wokingham District Local Plan.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

16/1/07

land owned by n° 8 goes right up to n° 6, Alley way between 2 properties = 1m wide. to remain.
Utility room existing to rear of garage.

- Side window existing in n° 8. no side windows in n° 6.
- n° 6 1st floor. Bathroom + 2 Bed windows to rear. kitchen/dining on ground floor - Patio door.
- 1.8m close board fence. - to side
- 8 extends 1.5m further back than 6.
- 1.8 fence to rear. + other side.
- 2 windows in property to rear. bathroom + kitchen/bathroom windows (chalet style bungalow, dormers f/+R.)
- 2 trees in rear garden (not effected)

Application Number: F/2000/2876

Appraisal:

The proposed development is a two-storey side extension to a 1960's detached property. The proposal stands 7m to the ridge and 5m to the eves and has a gable end to the rear, which stands 6.1m high. The proposal is 4m wide and 10m long, extending 1.7m further out to the rear than the original house (above the existing utility room).

The proposed extension is intended to form a kitchen/breakfast room, and garage at ground floor level and 2 additional bedrooms (bringing the total to 7) at the first floor level.

The front elevation is intended to extend out as far as the existing front building line and will retain a front door and up and over garage door at ground floor level. A new bedroom window is proposed in the front elevation at first floor level. The proposed side elevation has no windows. To the rear elevation 2 new windows are proposed, one to a bedroom at first floor and one to the kitchen/breakfast room at ground floor.

The proposed extension would be 1.1m from the boundary with No.6 Sherwood Road and 9.5m from the boundary with 2 Deerhurst Avenue.

1. Impact upon neighbouring properties

The proposed development would cause no overlooking but would be overdominant and cause a degree of overshadowing to 6 Sherwood Road resulting in a loss of residential amenity to this property.

2. Impact upon the street scene

The proposed extension would have a large impact upon the street scene, increasing the bulk and mass of the house. The development is proposed to come level with the existing front building line of the property and that of No.6 at both ground and first floor level, which would result in a terracing effect, and a detrimental impact upon the street scene of Sherwood Road.

3. Impact upon highway safety – parking provision

The number of bedrooms would be increased to 7 resulting in a need for 6 off-road parking spaces. However the highways department are in this instance prepared to accept 5 spaces, on the understanding that the spaces are re-orientated so that they are 90° to the highway and the driveway is widened to a minimum of 9.6m. There would then be no adverse effect on highway safety.

Recommendation: ~~**Approval:**~~ **Refusal:** ✓

RECORD OF SITE VISIT

SITE ADDRESS: 8 Sherwood Road
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2876

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. On post in front garden.

2. DESCRIPTION OF SURROUNDINGS Residential, detached dwellings, open plan, small shrubs in gardens.

3. DESCRIPTION OF SITE/BUILDING modern detached dwelling on corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1m from 8 - 6 (Passage belonging to 8). to rear N° 2 Dearhurst Ave, right up to boundary.

5. SITE CONSTRAINTS

TREES 2 small trees in rear garden (no impact)

ACCESS/PARKING ? Could only see 1 garage + 1 driveway space available ?

LEVELS N/A.

BOUNDARY TREATMENT 1.8 m Standard fence.

OTHERS

Applicationo	Name & Address
F/2000/2876	N & M Bishop 6 Sherwood road Winnersh RG41 5NJ

App. refused
Letter sent 22/01/01

**********FILE COPY**********

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2876

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2876
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2876**
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2876

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

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Proposed first floor side extension to dwelling and two storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2876

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2876**
8, Sherwood Road, Winnersh, Wokingham.
Proposed first floor side extension to dwelling and two storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2000/2876

Proposal:
Proposed first floor side extension to dwelling and two storey rear extension.

Location:
8, Sherwood Road, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

04 December 2000

By hand 28/12/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	HV
28 DEC 2000	
COPIES TO:	ACK:
	FILE:

6 Sherwood Road
Winnersh
Wokingham
Berkshire
RG41 5NJ

Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1 WR

27 December 2000

For the attention of Miss Helen Pollock

Dear Miss Pollock

Re: Planning Application no. F/2000/2876
8 Sherwood Road, Winnersh

Further to our discussion on 20 December 2000 we wish to make the following comments as the basis of our objections to the above application in its present form.

1. Design and Appearance

The house, which is one of three (nos, 4, 6 and 8 Sherwood Road) constructed originally to a common design on adjacent plots, has previously been extended substantially and is already a large property for the size of the plot. The proposed further extension to form a seven-bedroomed property will, by extending the garage forward and adding a second storey over the extended garage, change substantially the design in relation to the adjacent properties in which the single storey garage represents an effective separation between the properties.

The proposed extension will bring the property at its full height of two storeys plus the gable end of the extended roof to within about 1.2 metres (45 - 47 inches) of the end wall of no. 6, this wall being the boundary between the plots, to the interior of which is the principal living accommodation, ie the lounge and dining areas.

2. Overshadowing and Overlooking

In particular the proposed plan shows that the upper storey of the extension projects beyond the existing rear face of the house by about 1.8 metres (6 feet)

to a height of about 6.2 metres (20 feet) at the gable end of the proposed pitched roof. There is an existing single storey flat roof extension (added a few years ago) at the rear of the existing garage and it is proposed to add the upper storey by building up on this. However since the rear face of the adjacent no. 6 is in line with the rear face of no.8, and bearing in mind that both face south-west, the proposed upper storey at a mere 1.2 metres distance will present a substantial overshadowing of the rear of no.6 and the patio area, in particular the windows admitting light to the dining area and the second bedroom.

In addition the proposed window in the upper storey situated so close to the boundary will permit significant overlooking of the garden of no.6.

3. Parking

If the garage is extended forward to the building line at the front of the house. then this, together with the proposed provision of additional parking spaces will have consequences insofar as any vehicle parked in front of the garage is more visible through the front lounge window of no.6. bearing in mind that the house wall forms the boundary which extends forward of the house to the road, and vehicles can be parked right up to the boundary, ie within 1.5 metres of the window.

Furthermore since no.8 is situated at the junction of Deerhurst Avenue and Sherwood Road the provision of multiple parking spaces extending in front of the house may have the potential to obscure the view of drivers proceeding from Deerhurst Avenue into Sherwood Road.

Please take these observations, particularly those in section 2 above, into consideration when determining the future of this application. Please let us know if you wish to discuss further any of the above.

Yours faithfully

N D and M Bishop

FROM: Helen Pollock

DATE: 04 December 2000

DELEGATED

38067

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2876

Proposal: Proposed first floor side extension to dwelling and two storey rear extension..

Site Address: 8, Sherwood Road, Winnersh, Wokingham.

Applicant: Mr & Mrs Hopkinson .

Your observations are required in respect of this application **by 28/12/2000** .

---

sub-

The Committee **OBJECTED** to this application on the following grounds:

1 This would be over-development of the site

SIGNED: _____ DATE: 20.12.00

Clerk To Winnersh Parish/Town Council.

FROM: Helen Pollock

DATE: 04 December 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2876

Proposal: Proposed first floor side extension to dwelling and two storey rear extension.

Site Address: 8, Sherwood Road, Winnersh, Wokingham.

Applicant: Mr & Mrs Hopkinson .

Your observations are required in respect of this application **by 28/12/2000**.

HPT
L INF
DC
APP
CS
21 DEC 2000
COPIES TO: ACK:
FILE:

The Committee **OBJECTED** to this application on the following grounds:

1 This would be over-development of the site

SIGNED: _____ DATE: 20.12.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 NOV 2000
Officer: HP	Application No. F/2000/2876

Map No. 60 **Site** 0.04
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND TWO STOREY REAR EXTENSION

Location: 8 SHERWOOD ROAD

Parish: WINNERSH Ward: Winnersh 4.12.2000 J.

Applicant: MR/MRS HOPKINSON

Fee Received 95-00 Required ..... Additional ..... Refund .....
(7)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	7 bedrooms – only 5 parking spaces shown. Need Six.	4.12.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.12.2000 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....No pre-apps.....

NEIGHBOURS: S/N + 5, 7, 9, 6 Sherwood Road
1, 3, 5, 2 Deerhurst Avenue

ADDRESS 8 SHERWOOD ROAD PARISH WINNERSH

PLOT No. 6 ORD. SHEET No. 00 SU.787C

BUILDER Willett Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
368/56	Mr. E.R. Wibberley	Outline	11.9.56	N/A Cl
0/205/59	Mrs. J. Bailey & Mr. L. Hill	"	8.12.59	N/A Cl
0/247/60	Mr. E. Morgan	"	6.10.60	N/A Cl
0/308/60	"	"	1.12.60	N/A Cl
27/63	Willett Homes Ltd	Detached House	18.4.63	APP Cl
R/124/65	Mr. A.J. Lansdown	Resite Screen Fence	10.6.65	N/A APP
28657	Dr & Mrs G.T. YARRINGTON	S/S Side Extns	1.10.87	N/A AP
ARA 45 75	MRS L. YARRINGTON	DINING/PLAYROOM EXT.	24.3.88	APP
40916	"		18.5.93	
XP/93/1368	"	1ST FLOOR EXT/ST. EXT.	6.6.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2000

Application Number: F/2000/2876

Proposal: Proposed first floor side extension to dwelling and two storey rear extension.

Parish: WINNERSH PARISH

Site Address:
8, Sherwood Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs Hopkinson .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.

Comment

IN THIS INSTANCE AND WITHOUT PREJUDICE TO OUR STANDARDS WE WILL ACCEPT 5 PARKING SPACES, HOWEVER THE HIGHWAY AUTHORITY FEEL THAT THE LAYOUT OF THE PROPOSED SPACES WOULD BE DIFFICULT TO USE EFFECTIVELY. THE PROPOSED SPACES MUST BE RE-ORIENTATED SO THAT THEY ARE AT 90° TO THE HIGHWAY, THE DRIVEWAY WIDENED TO 9.6 METRES (MIN) AND THE ASSOCIATED CROSSING EXTENDED TO ACCOMMODATE THIS.

Signed: _____ **Print name:** ADAM COSSINS.

15/01/01

9328498



HEN Design
Architectural and Building Services

Midway
101 Nashgrove Lane
Finchampstead
Wokingham
Berks
RG 40 4HG

PLANNING SERVICES	HPD 39001
POL	TLS
DC	ENR
APP	
CS	
23 JAN 2001	
COPIES TO:	ACK:
	FILE:

For the attention of Helen Pollock 23-01-01
Planning Dept:

Ref: F/2000/2876 8 Sherwood Rd Winnersh

Further to our telephone conversation I enclose a copy of plan as suggested.
Could you please call me to discuss the proposal.
Hopefully this will be acceptable and I can forward a new application.

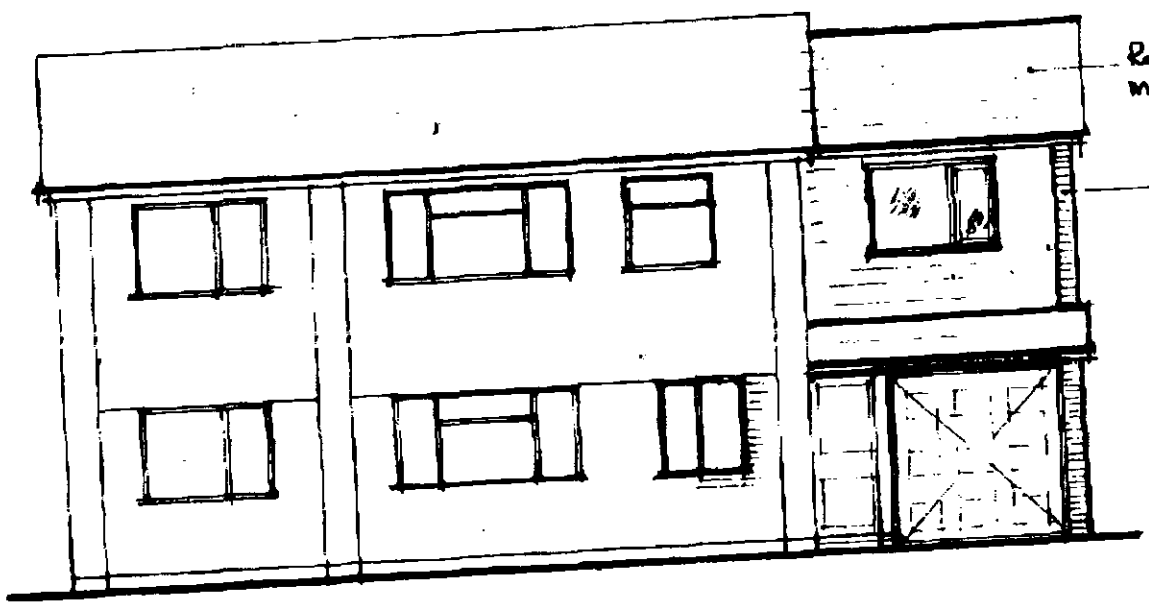
HNightingale

Confirmed verbalily that in principle this Revised application would be acceptable 25/01/01.

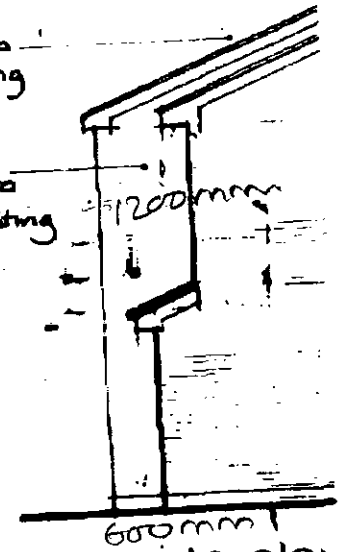
a 600mm set back @ ground floor level + 1200mm @ 1st floor level.

Helen Nightingale

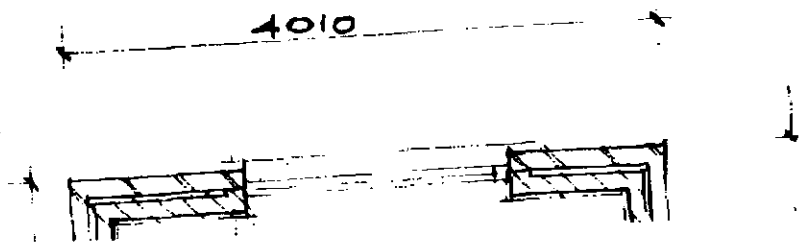
Tel: 01189 328498 Fax: 01189 328525



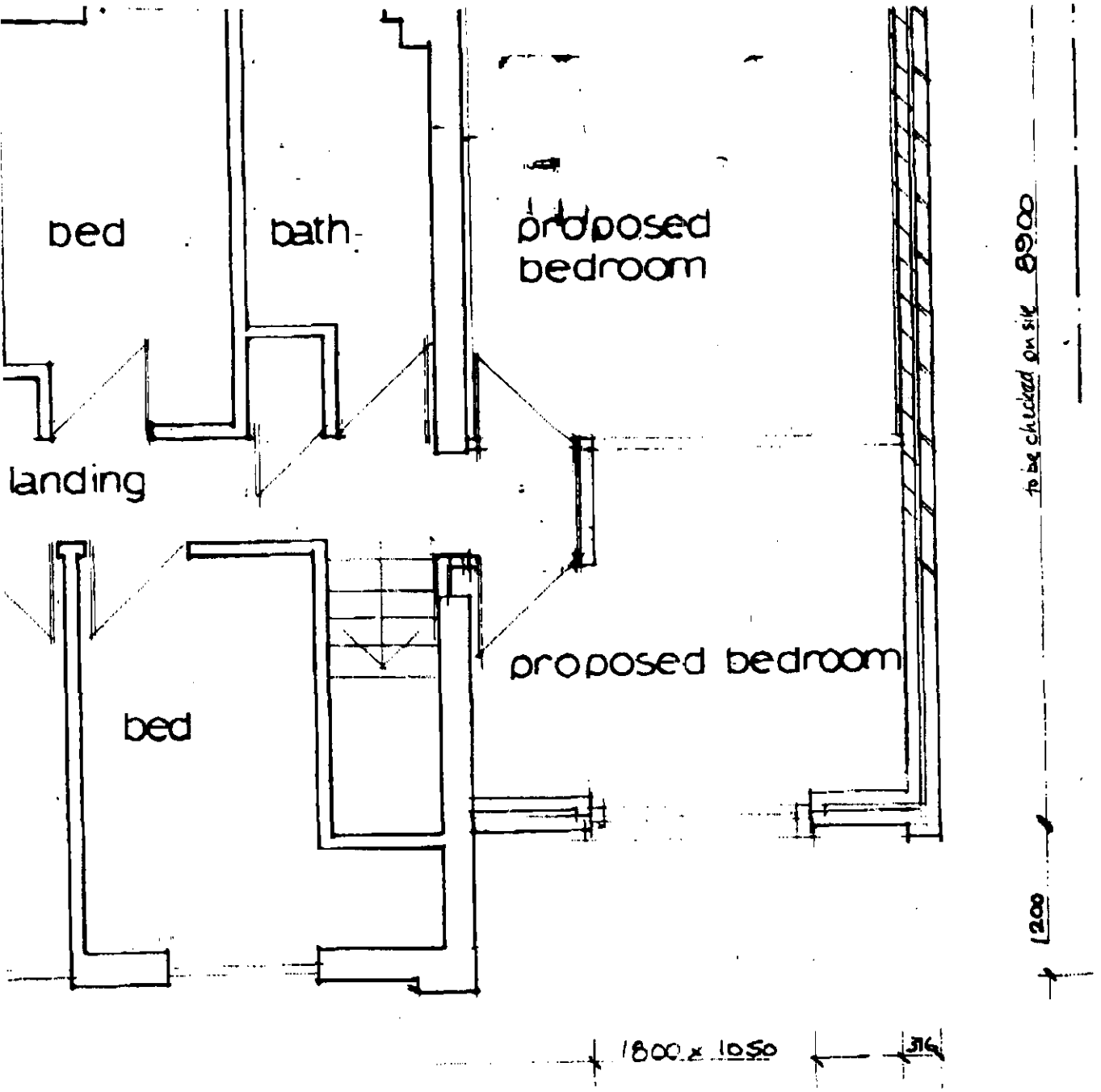
front elevation



side elev



0734328525

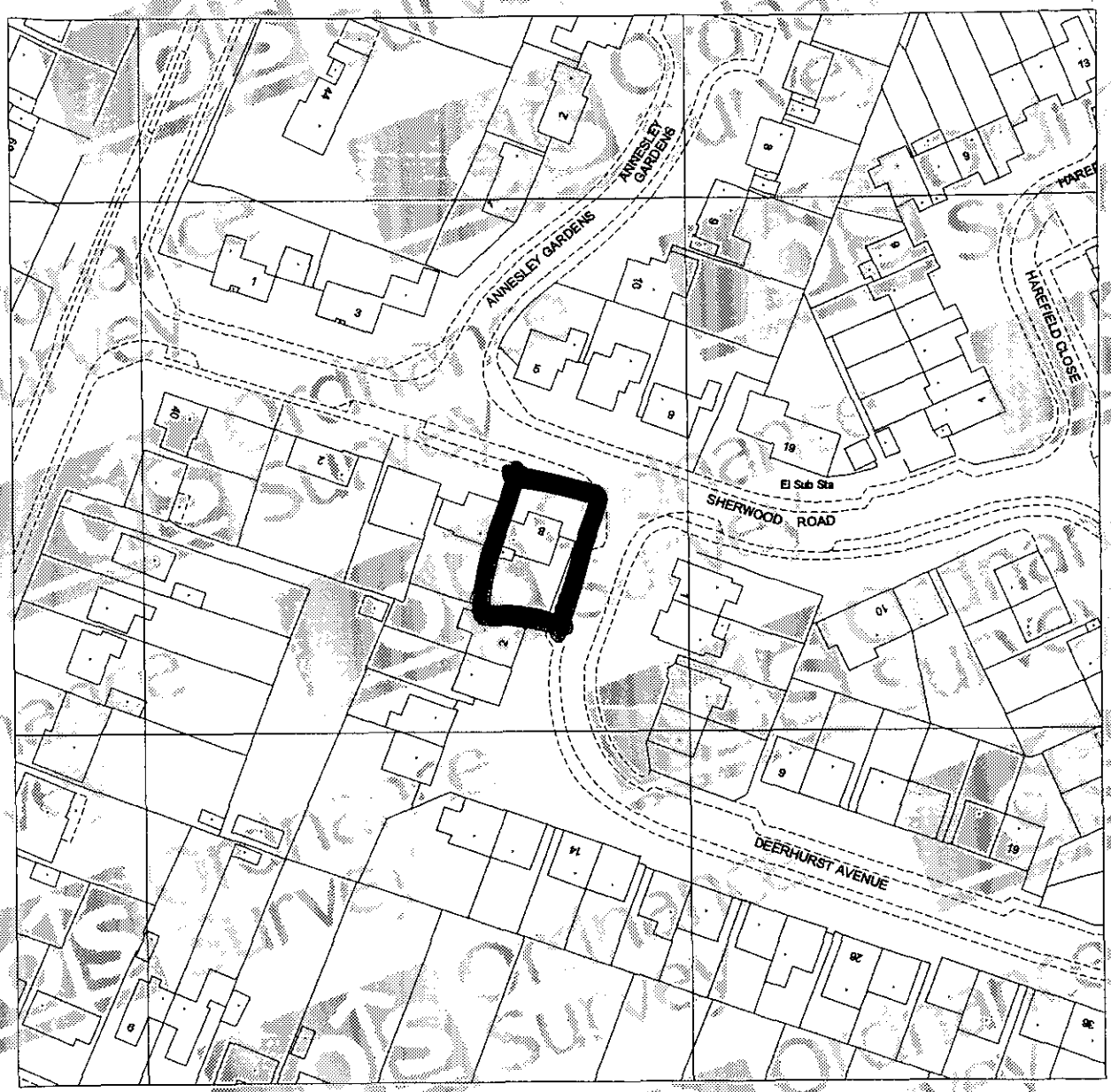

bed
bath
proposed bedroom
landing
bed
proposed bedroom
to be checked on site 8900
1200
1800 x 1050
316

Ordnance Survey

Siteplan™

22.NOV.2000* 2876

1:1250 Scale



20 0 20 40 60 80

Metres

2-42 SHERWOOD ROAD, WINNERSH
WOKINGHAM
RG41 5NJ

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Centre coordinates : 478375mE 170934mN

National Grid sheet reference at centre of this Siteplan: SU7870NW.

Supplied by : Blackwell's Reading
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Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/



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Development Control Section, Environmental Services, Wokingham District Council.

29 November 2000

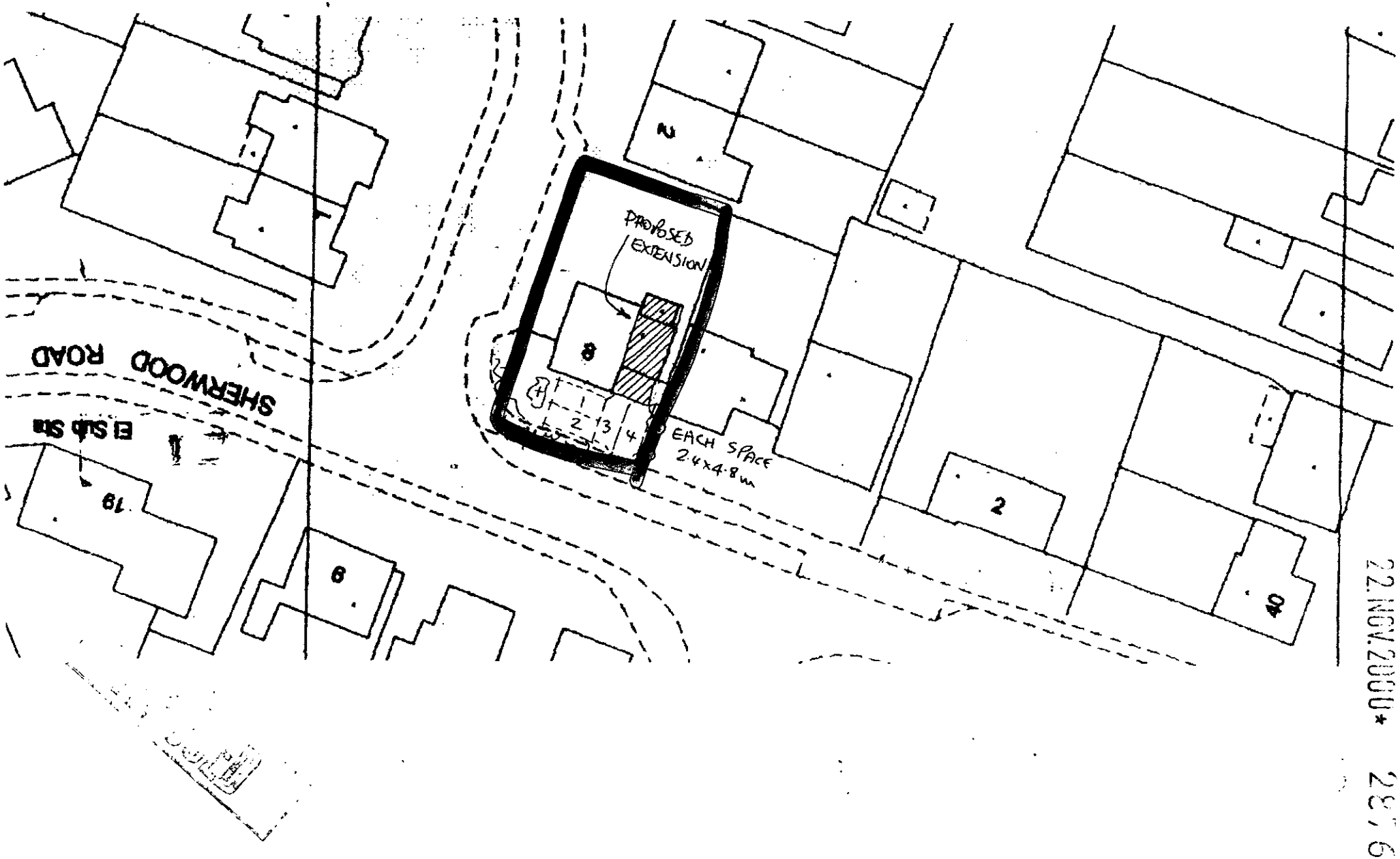
Scale: 1 : 1250

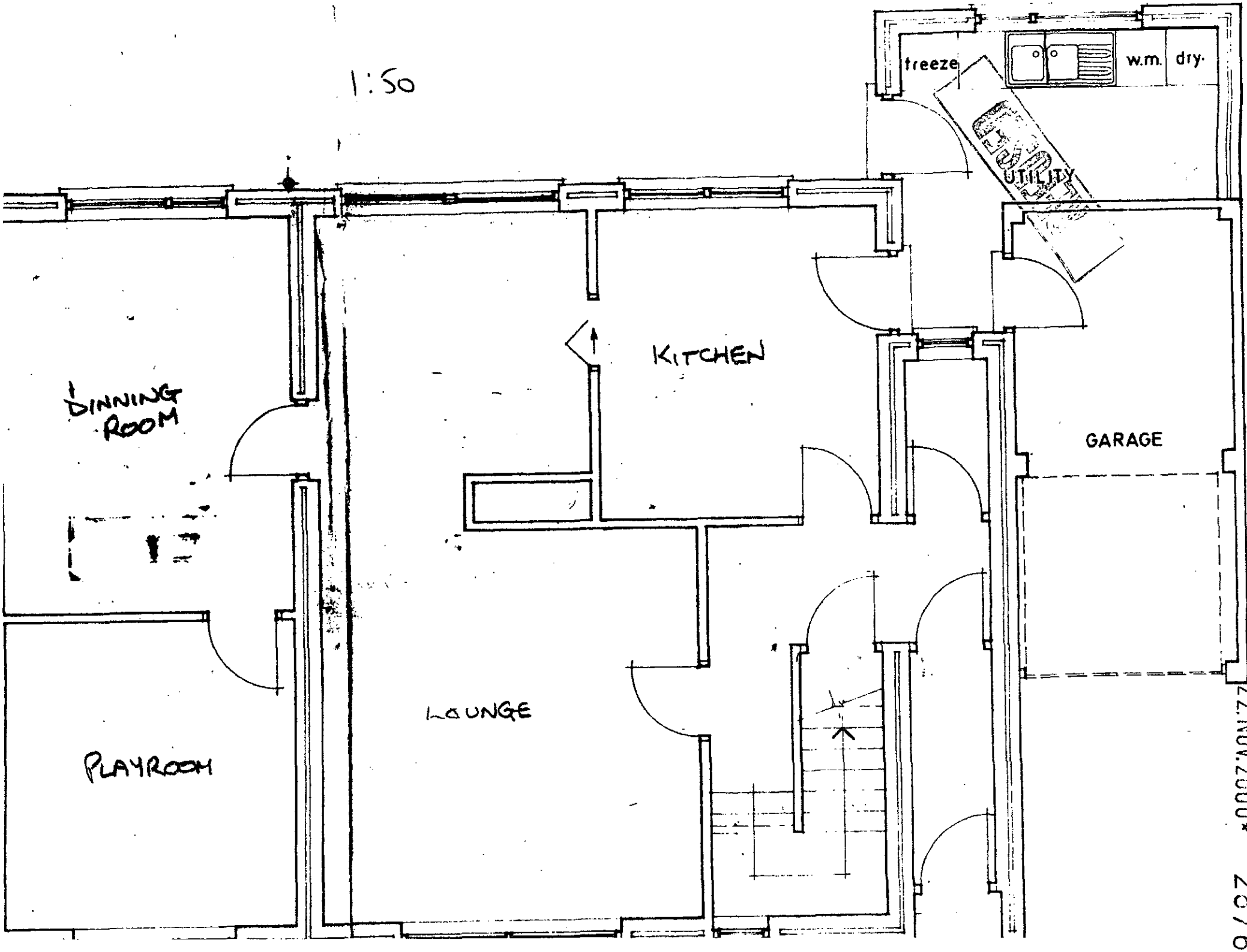
N
W E
S

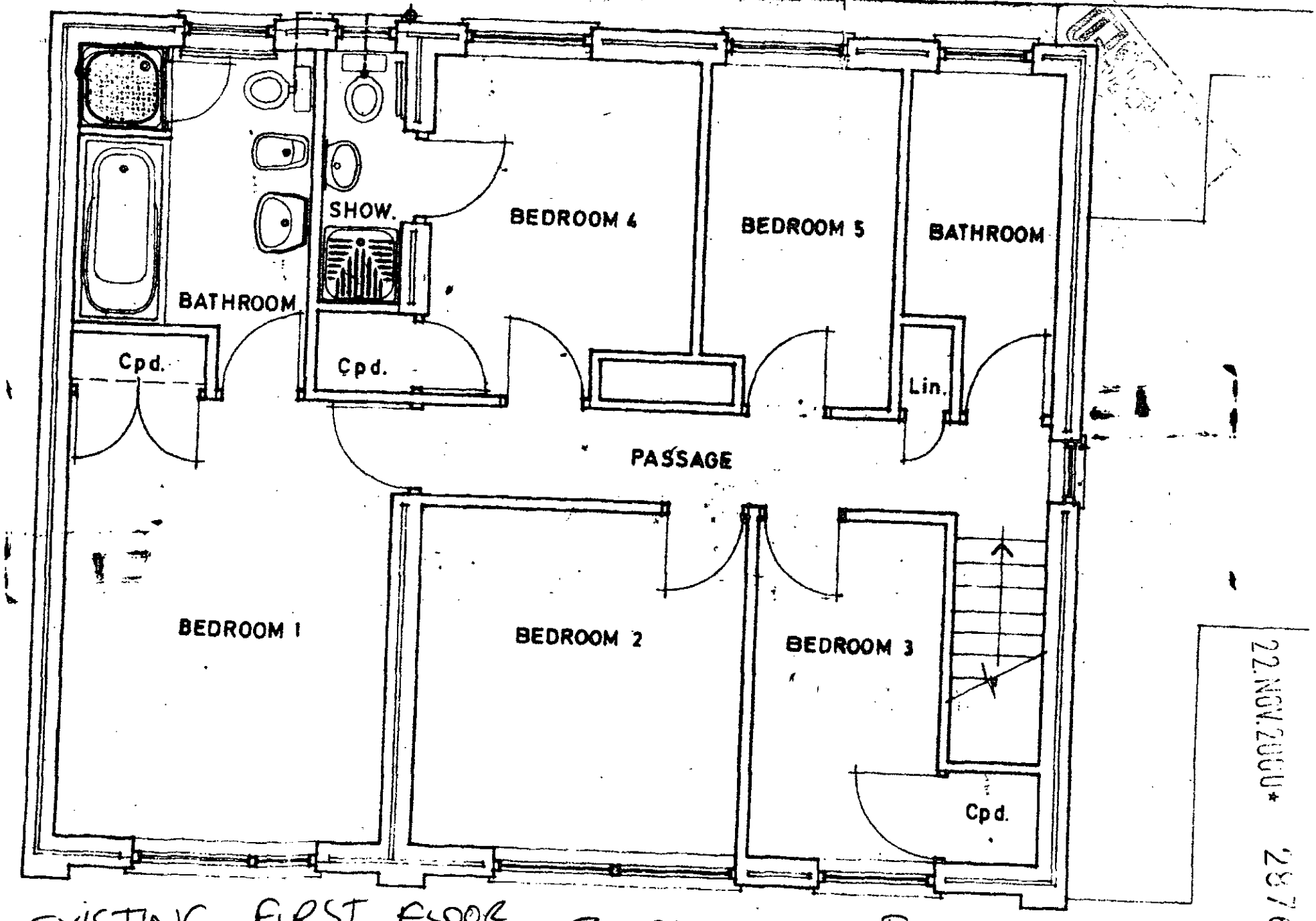
3 SHERWOOD ROAD

WINNERSH

1:500




1:50
freeze
w.m.
dry.
UTILITY
KITCHEN
DINNING ROOM
GARAGE
LOUNGE
PLAYROOM
22.NOV.2000
2876



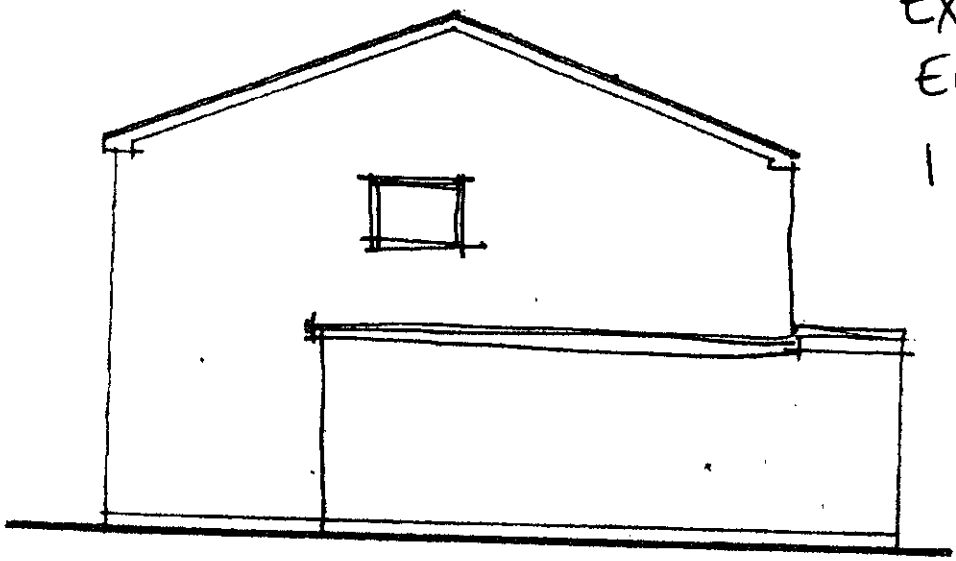
EXISTING FIRST FLOOR LAYOUT 1:50

8 SHERWOOD ROAD WINNERSH

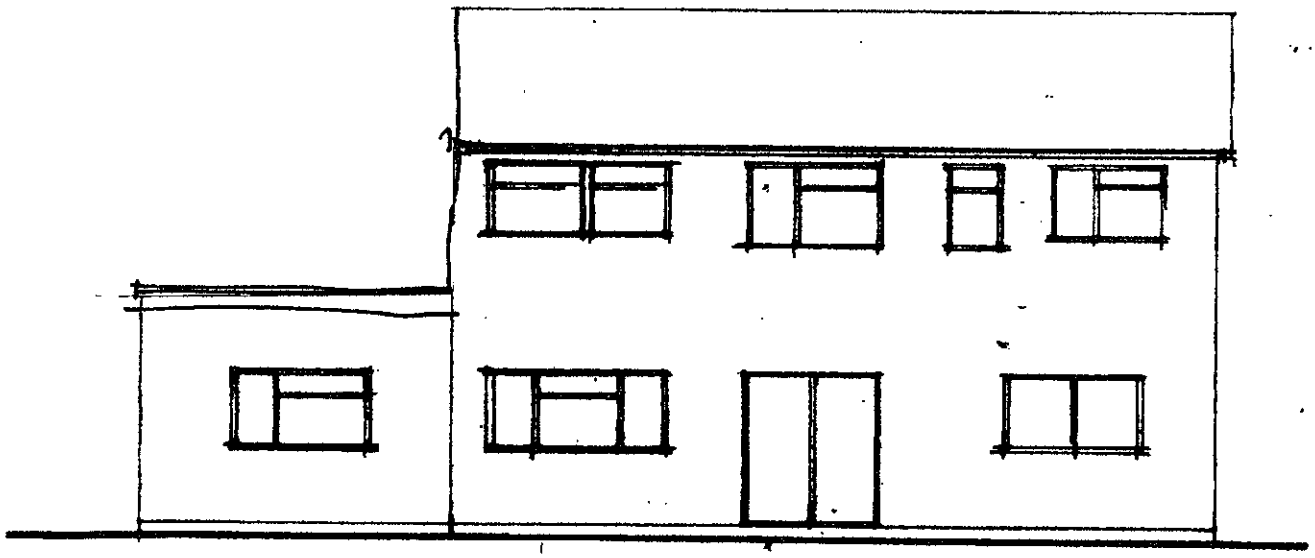
22.NOV.2000* 2376

22.NOV.2000* 2876

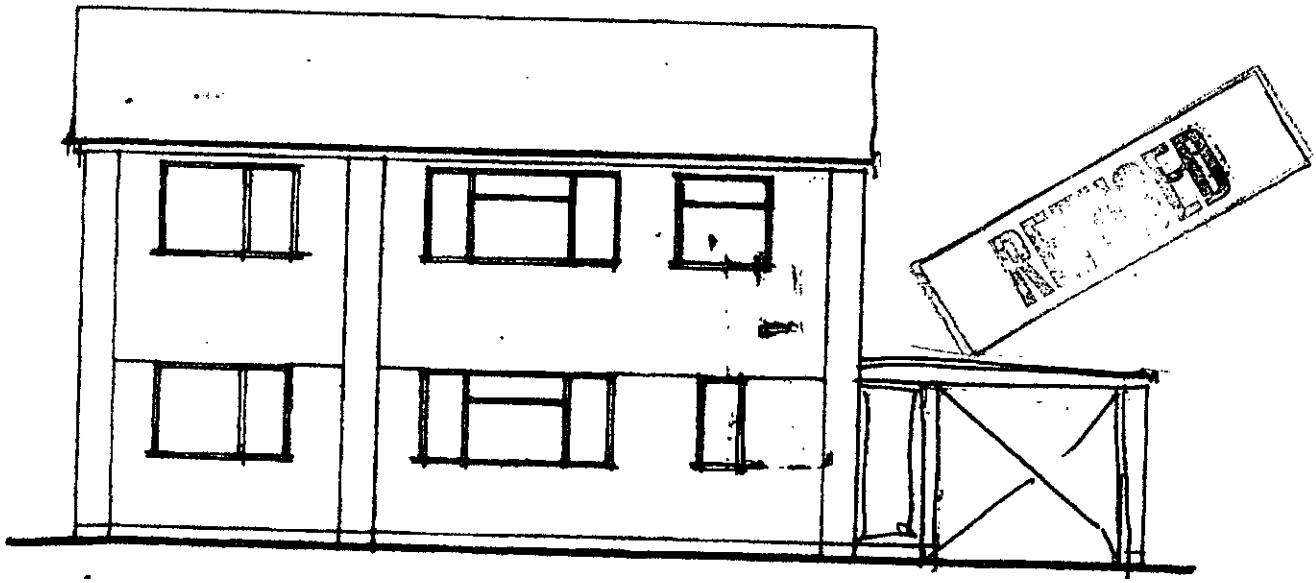
EXISTING
ELEVATIONS
1 : 100

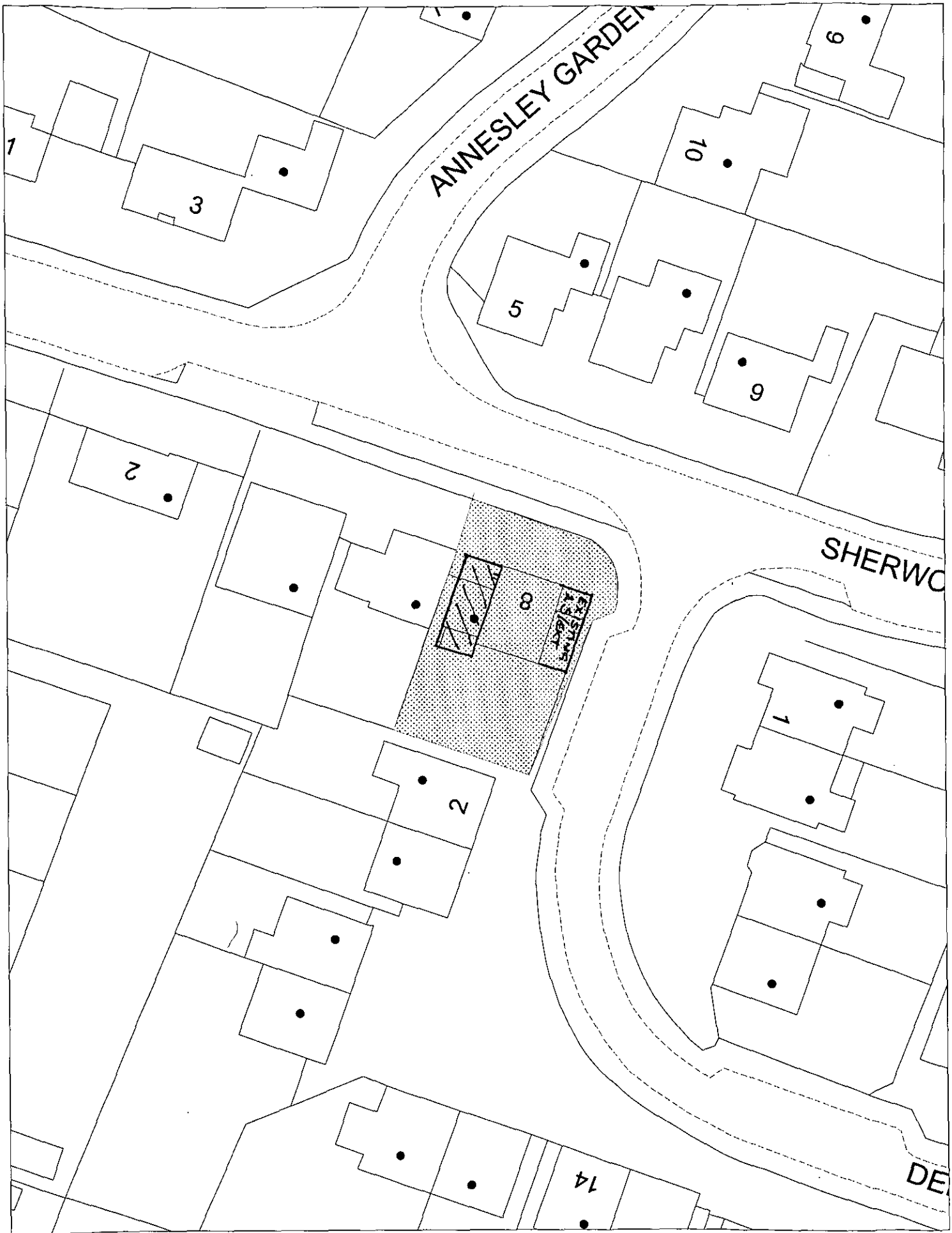


side elevation



rear elevation





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15 January 2001

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N W E S